

Since 2009,
Land Registry
has stopped more
than 200 fraud
cases

4 top tips to protect your home from property fraud

Fraudsters are becoming ever more inventive and successful in committing fraud and property owners are at risk. So this month, we look at easy ways to protect your home.

Whether you are a first-time buyer, or are already on the property ladder, property fraud can happen to anyone. Although rare, the results can be devastating and taking a few simple steps will help stop fraudsters from targeting your home.

What is property fraud?

Property fraud involves fraudsters stealing your identity and then impersonating you to sell or re-mortgage your property.

Am I at risk from property fraud?

You are more at risk from property fraud if your identity has been stolen, you rent out your property or you live overseas.

OR, if your property is empty, is mortgage-free or is not registered with HM Land Registry.*

4 TOP TIPS

■ Register your property

*Your property will be registered if you bought or mortgaged your property since 1998. It is important to ensure your property is registered. If your property is not registered, then no compensation is payable.

■ Keep your details up to date

Once registered, ensure your contact details are up-to-date so you can be easily reached should there be a query or issue.

■ Sign up for the free Property Alert service

HM Land Registry's award-winning service helps owners to guard against property fraud. If there is certain activity on the monitored property (e.g. if someone applies for a mortgage on it) you will receive an alert.

While this will not automatically block any changes to the register, it does mean you are aware of it and able to act.

■ Property at risk? Request a restriction

If you feel your property might be at risk of property fraud you can have a restriction entered on it. This is designed to help prevent forgery by requiring a solicitor or conveyancer to certify they are satisfied that the person selling or mortgaging the property is you. Otherwise, a fee of £40 is payable.

How we can help

Osborne Morris & Morgan carry out extensive checks and searches when dealing with property transactions, and ensure ID's of all parties involved have been thoroughly checked. We also understand the importance of having an experienced conveyancing solicitor on your side when buying or selling a home, so call us today on **01525 450520** or visit our website www.ommlaw.co.uk.



WELL DONE LAURA!



LASHINGS WORLD XI



COMPETITION WINNER!



SPOTLIGHT ON CONVEYANCING

SHE DID IT!

Laura, raises vital funds for charity by running her first ever marathon

Laura Everitt, our conveyancing solicitor, who is based at our Leighton Buzzard office, successfully completed the MK Marathon on May 1st. Not only did she complete the 26.2 mile race, but she did this in a highly respectable 5 hours and 29 minutes.

The event is considered one of the best-ranked top 10 UK marathons with a picturesque route taking competitors through Woughton-on-the-Green and Woolstone parishes, before continuing through the original Milton Keynes Village and then south onto Loughton Valley Park and finally finishing at the impressive Stadium MK.

Laura said of her achievement; "I cannot believe that I am a marathon runner. I finished in just under 5 1/2 hours and it was unbelievably tough going. However, I raised in excess of £500 for Harry's Rainbow, which I hope will make a real difference".

Harry's Rainbow is a local charity which seek to provide support for bereaved children and their families. The group also provide opportunities to improve the quality of life of those who need it by running free monthly groups, trips and activities.

The charity was set up by Odette and Lee Mould, in memory of their five-year-old son, Harry, after he passed away in 2009.

It's still not too late to donate on Laura's Just Giving page; www.justgiving.com/fundraising/Laura-Everitt2

CONGRATULATIONS TO THE HART FAMILY Our Father's Day competition winners!

To celebrate Father's Day, we ran another fantastic competition on Facebook - giving families a chance to win a whole bundle of MK Dons goodies.

We asked entrants to like our competition post and comment below with their reasons why their father deserved to win the prize.

Louise Hart, from Milton Keynes was selected at random, as our competition winner. Louise entered the Facebook competition on behalf of her sons, Jay and Caelan, hoping to win the prize for her husband, Jason.

The goodies included; 2 tickets to any MK Dons home league game of their choice next season, a shirt, stationery and a football.

"My Dad really deserved to win this prize as he is the best. He is always there if we need him and will do anything for us. He likes to joke around with us and he's really funny. I'm really happy that he won this", says 11-year-old Jay.

6-year-old Caelan proudly said of his daddy; "Thank you very much Daddy for everything and for teaching me football. You are the best Daddy ever and I love you lots and lots".

On receiving the prize, dad, Jason, said, "I'm so grateful to have been nominated by my boys (and Louise) and to have won this fantastic prize, thank you Osborne Morris & Morgan, it really means a lot. I will be proudly wearing my MK Dons shirt when I go to my chosen game and the boys are excited to go over the park to play with the new football. Thanks so much again".

Managing Partner at Osborne Morris and Morgan, Tim Woolford, added;

"We wanted to launch another competition for families, but this time for Father's Day and yet again we were inundated with entries. We wish to

thank all the families who took part and encourage everyone to keep an eye out for our next competition".

The Hart family were presented with the prize bundle at our Leighton Buzzard office.

We run several social media competitions throughout the year. To get involved in the next one, simply visit and 'like' our Facebook page; www.facebook.com/ommlaw



JESS'S FAMILY PORTRAIT IS A WINNER IN OUR 'HAPPILY EVER AFTER' COMPETITION

Seven-year-old, Jess Robson won herself and her family a trip to Windsor Castle this summer, in our children's drawing competition.



Children between the ages of 5 and 12 were invited to draw a portrait of their family, for a chance to win the trip, in another of our Facebook competitions.

And it was Jess's interpretation of her family that was a big hit amongst our judges.

The competition was organised to celebrate the launch of our new Life Organiser- a brand new document, designed to take the stress out of the organisation of all your affairs for you and your family, particularly after you have gone.

Managing Partner at OM&M, Tim Woolford, said;

"Following the huge success of our previous 'draw your family' competition last year, we were very excited to launch another competition for children in the local community.

And yet again we were inundated with amazing entries. We congratulate Jess on her amazing portrait and we also wish to thank all the children who took part and encourage them to take part in our next competition - which will take place in the summer holidays".

To get involved in our next competition, don't forget to visit and 'like' our Facebook page: www.facebook.com/ommlaw

To receive a free copy of the Life Organiser, or for more information, call us on 01525 378177



Jess at Windsor Castle

OXJAM SUCCESS!

Osborne Morris & Morgan were once again proud sponsors of the town's OXJAM festival this year.

41 events were spread over several weeks in March & April and a grand total of £6,000 was Raised for Oxfam. The cheque was handed over in May, followed by a sunny celebration at the acoustic music session in the garden of the Black Lion.

For information and details of the festival next year, you can visit their Facebook page - www.facebook.com/oxjamleightonbuzard



Welcome to the team



Jayne Price Receptionist
Start date: 2nd May 2017



Melissa Lirmanis
Administration Assistant
Start Date: 26th June 2017

Lashings World XI

The Lashings World XI are back in Eversholt this year and Osborne Morris & Morgan are proud to be an event partner.



The star event is being held at Eversholt Cricket Club and will play host to some of the World's greatest cricket players such as Tino Best, Wasim Jaffer, Inzamam ul-Haq, Courtney Walsh and Tim Paine.

We're really looking forward to this fantastic event and of course supporting local charities and a local club in its ongoing development and facilities.

The event takes place on August 3rd at Eversholt Cricket Club.

For more information, please visit www.eversholtcricketclub.co.uk/lashings

Have you made or need to update your Will?

As part of some changes we are making to our website, we have added a page that features our pricing structures for Wills and Lasting Powers of Attorney.

- NEW -
Wills & Lasting Power of Attorney combined packages

We often forget the importance of arranging a Power of Attorney, until it's too late. So we have come up with some combined packages to suit you.

You can find this information and more, on our website; www.ommlaw.co.uk

SPOTLIGHT ON CONVEYANCING

LAURA EVERITT

Laura has been qualified as a Solicitor for over 7 years now and joined the firm in July 2016.

Laura specialises in dealing with property and trust work. When Laura is not at work she is a busy mum of two small children and a chocolate Labrador.

JEMMA WIXTED

Jemma is a qualified Associate Legal Executive (CILEx) and joined the firm in January 2017.

Jemma has worked in Conveyancing for the past 10 years. Jemma's spare time is currently being spent planning her "big day" and supporting a local youth organisation, the Sea Cadets.

GET TO
KNOW OUR
PROPERTY
TEAM...



LAURA



JEMMA

10 quick Q's with Laura & Jemma...

1 THE BEST THING ABOUT MY JOB IS:

Laura - When we Exchange and Complete on a client's matter. I know moving house is stressful but it's also very exciting. I try to make the process as stress free as possible; keeping clients up-to-date and proactively working on matters with a pragmatic approach.

Jemma - Breaking the news to a client that they have completed their house purchase.

2 MY FAVOURITE THING ABOUT WORKING AT OM&M IS:

Laura - The people I work with are fantastic. We also have a manageable caseload which means you can dedicate your time to client matters when you need to and really do a proper job for clients

which in return makes me feel like I have done the best possible job for the clients.

Jemma - Everyone is lovely.

3 THREE WORDS I WOULD USE TO DESCRIBE MY ROLE ARE:

Laura - Varied, fast-paced and enjoyable.

Jemma - Rewarding, challenging and technical.

4 WHEN NOT IN THE OFFICE, YOU CAN USUALLY FIND ME:

Laura - Singing and dancing with the kids!

Jemma - Shopping!

5 MY FIRST EVER JOB WAS:

Laura - At a local convenience store.

Jemma - A Saturday job at the dry cleaners whilst at school.

6 THREE THINGS I WOULD STRUGGLE TO LIVE WITHOUT ARE:

Laura - I am guessing my husband, kids

and dog don't count? If not I am going to say chocolate, wine and my phone

Jemma - Chocolate, holidays and WIFI!

7 ONE UNUSUAL TALENT I HAVE IS:

Laura - I can ring church bells

Jemma - I can juggle

8 ONE THING YOU MAY NOT KNOW ABOUT ME IS:

Laura - In May this year I ran my first (and last) marathon

Jemma - I am an only child

9 MY FAVOURITE FOOD IS:

Laura - Chocolate

Jemma - Lasagne (with lots of cheese)

10 MY FAVOURITE BOOK IS:

Laura - To kill a mockingbird

Jemma - The Rosie Project

- NEW -
Explainer
Videos

You can now discover more about the history of Osborne Morris & Morgan by visiting our website and watching the video located on our homepage.

This video is also featured on our new TV located in our reception area!

We'd love to know what you think!

On the subject of new videos...

We also now have a video for our new product - the OM&M Life Organiser.

This video explains, very simply, the reasons why you might need one of our Life Organisers.

Please visit our Life Organiser page, under the 'Wills' section on our website to find out more.



You can also request your **FREE** copy of our Life Organiser by contacting us on **01525 378177**